

**PLANNING AND ZONING  
AGENDA  
MARCH 7, 2007- 5:00 PM  
PUBLIC WORKS BUILDING - 161 S. CHARLOTTE STREET A-109**

<u>PRE-MEETING</u>	4:00 PM Public Works Building - Second Floor
<u>P&amp;Z COMMISSION MEETING</u>	5:00 PM Public Works Building Room A -109

**PRE-MEETING AGENDA**

1. Review of agenda.
2. Review of Planning and Zoning Retreat items.
3. Discussion of threshold adjustments for Level III projects.

**PLANNING AND ZONING AGENDA**

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Minutes approval - February 7, 2007

**LEVEL III**

1. Level III site plan review for the project identified as the Westmont Commons Phase II, located at 120 Chamberlain Drive for 72 apartments units. The owner is Westmont Commons Apartments, LLC and the contact is Jim Grdich. The property is identified in the Buncombe County tax records as PIN 9629.14-34-9022.  
Staff coordinating review – Nathan Pennington

**CONDITIONAL ZONING**

1. Consideration of the Conditional Zoning request for the project identified as Vistas of Westfield located on Dogwood Road. The conditional zoning request seeks the rezoning from RS4 (Residential Single-Family, Medium Density) district to RM6 CZ (Residential Multi-Family, Low Density Conditional Zoning) district for a 124-unit multifamily condominium development consisting of 2-unit, 4-unit, and 8-unit buildings. The applicant is also seeking a modification to a dimensional standard (setback). The owner is Vistas of Westfield, LLC and the contact is Chris Day. The property is identified in the Buncombe County tax records as PIN 9607.10-35-7558.  
Staff coordinating review – Blake Esselstyn
2. Consideration of the Conditional Zoning request for the project identified as Eagle's Landing located at 179 Johnston Boulevard. The conditional zoning request seeks the rezoning from RM6 (Residential Multi-Family, Low Density) district to RS8 CZ (Residential Single-Family, Low Density Conditional Zoning) district for a 26-lot subdivision with setback, lot size, and open space modification requests. The owner is Tom Overholt and the contact is Eric McAbee. The *properties are* identified in the Buncombe County tax records as PINs 9628.07-58-2067, 9628.07-57-1758.  
Staff coordinating review – Alan Glines

**REZONING**

1. Request to rezone property located at 18 and 20 Meadow Road from C I (Commercial Industrial) district to UP (Urban Place) district. The property owner is Alpha International Investment Group, Inc. and the contact is Rob Carlton. The property is identified as PIN 9648.19-51-3087.  
Staff coordinating review – Alan Glines

### WORDING AMENDMENTS

1. Three related ordinances amending Chapter 7 of the Code of Ordinances of the City of Asheville:

- a. Steep Slope and Ridgetop Overlay District
- b. Retaining Wall Regulation
- c. Open Space Requirements

Staff coordinating review – Scott Shuford (CONTINUED FROM FEBRUARY 7<sup>th</sup>)

2. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to Allow Signs for Homestays in the RS-2, RS4, and RS-8 Zoning Districts

Staff coordinating review – Scott Shuford (CONTINUED FROM FEBRUARY 7<sup>TH</sup>)

3. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding Changes to Temporary Uses.

Staff coordinating review – Shannon Tuch/ Stuart Rohrbaugh (**TO BECONTINUED UNTIL APRIL 4<sup>th</sup>**)

4. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding Subdivision Standards.

Staff coordinating review – Shannon Tuch

### OTHER BUSINESS/ADJOURNMENT

1. Discussion regarding future meeting date (March 22<sup>nd</sup>) for the Planning and Zoning Commission Mid-Month Meeting @ 4:00 pm – 6:00 pm in the Public Works Building, A-109, 161 South Charlotte Street.